HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: June 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

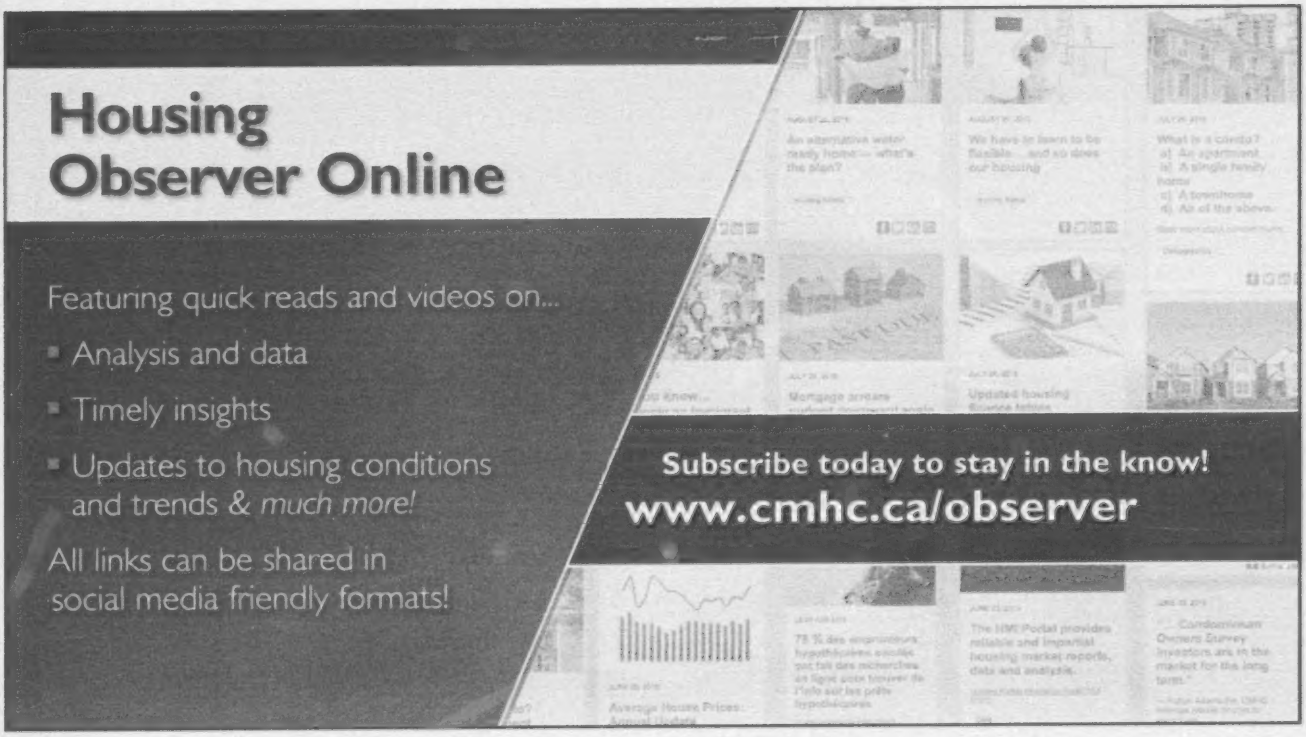
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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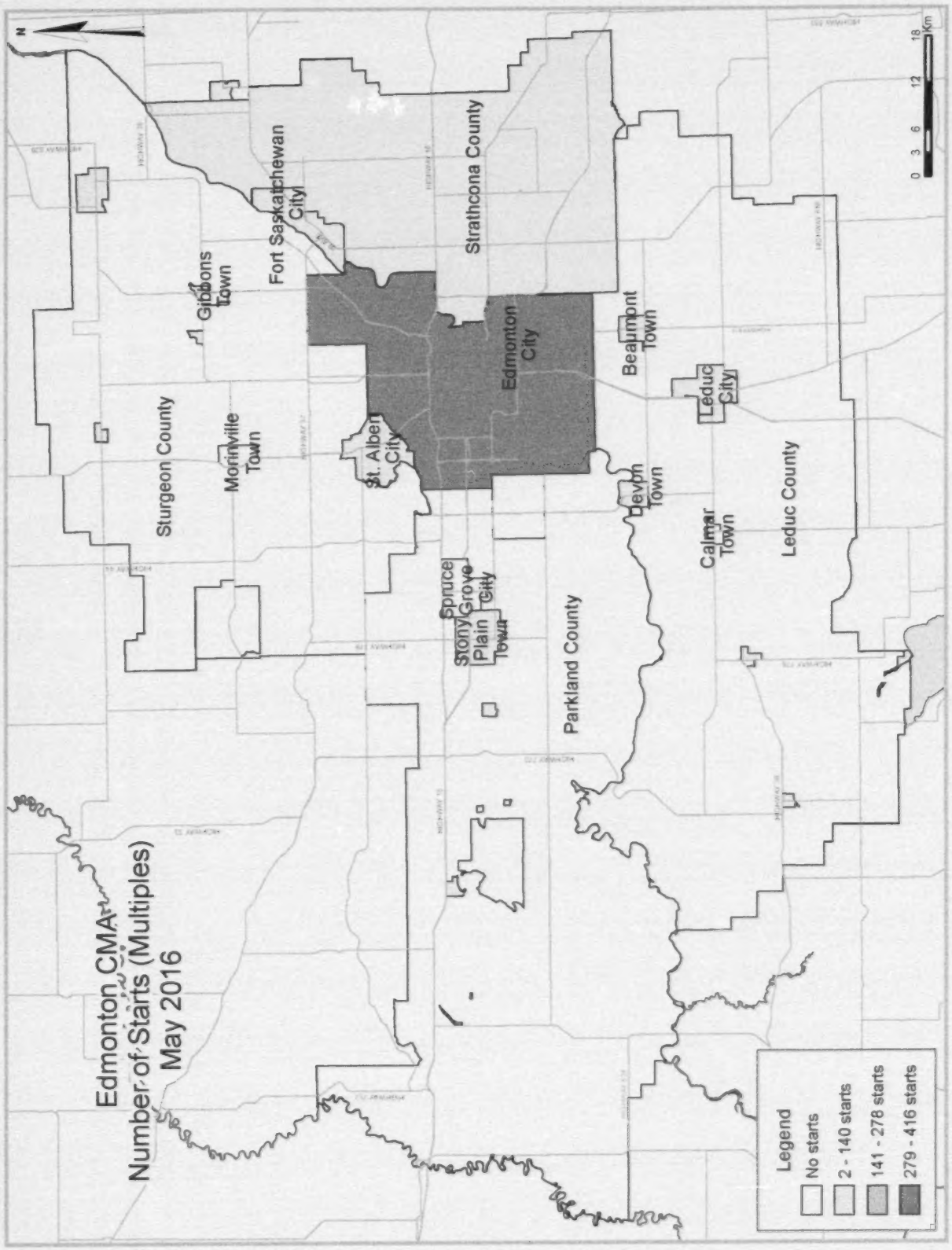
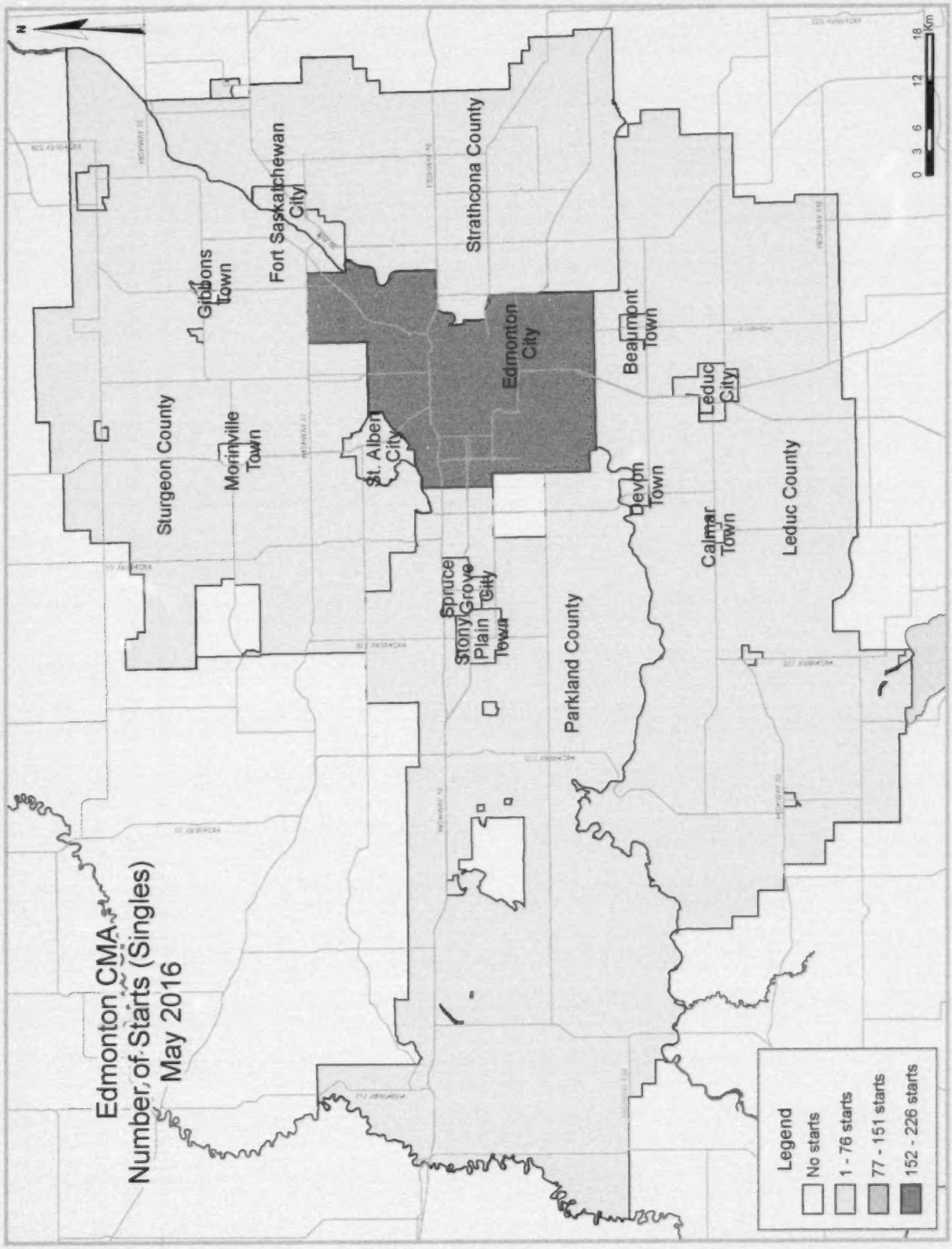
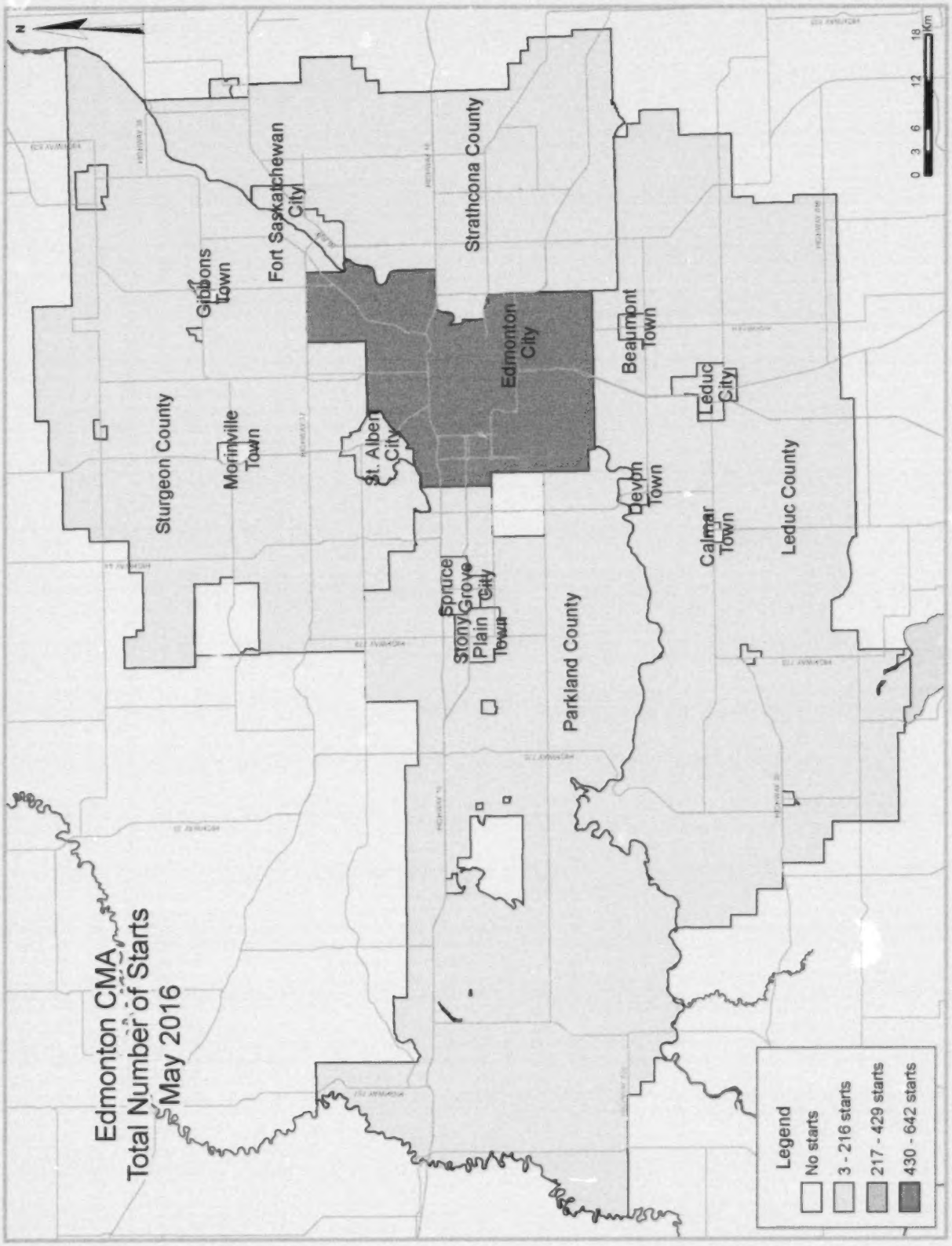
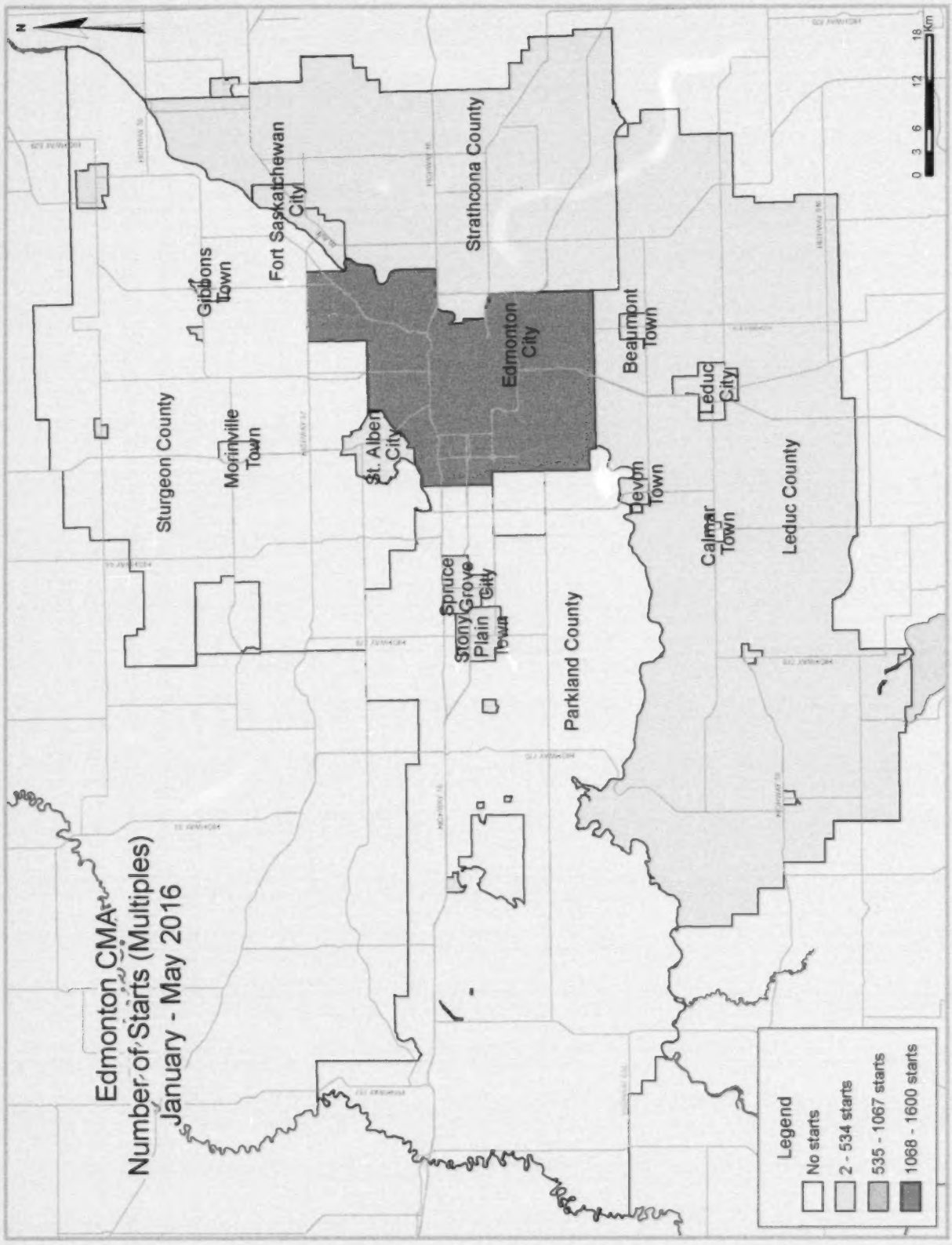
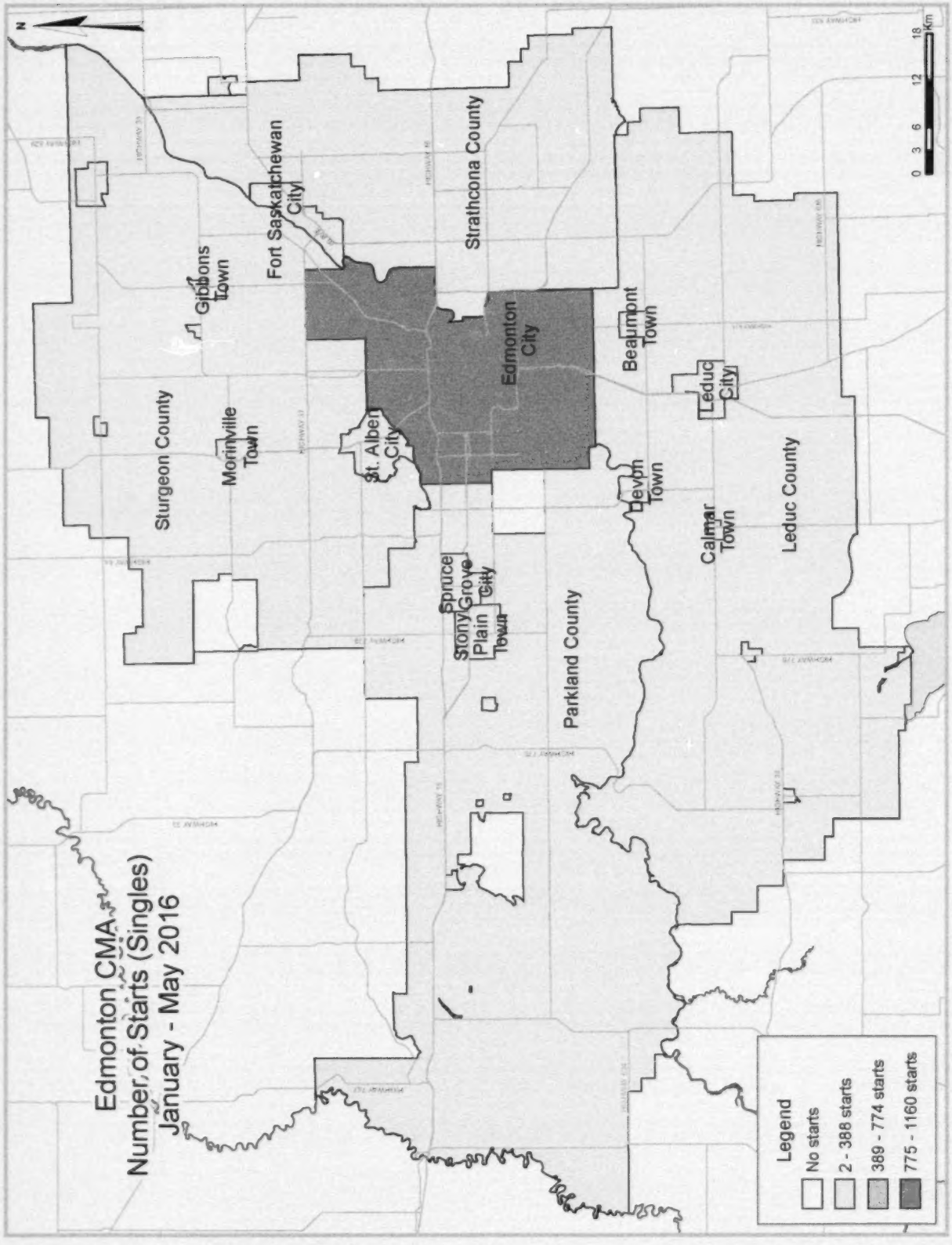
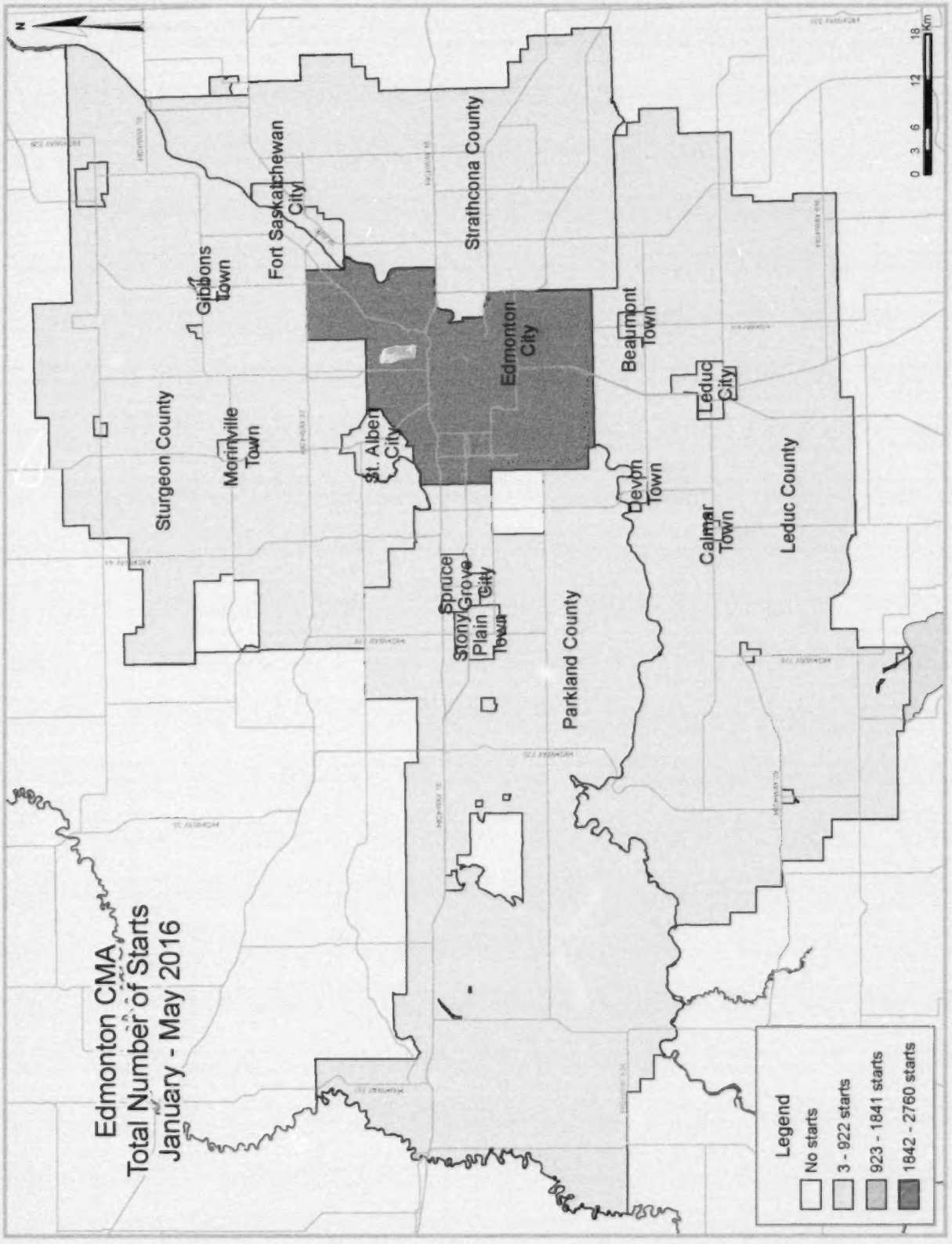

Edmonton CMA
Number of Starts (Multiples)
May 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 140 starts
141 - 278 starts
279 - 416 starts


Edmonton CMA
Number of Starts (Singles)
May 2016
N
0 3 6 12 18 Km
Legend
No starts
1 - 76 starts
77 - 151 starts
152 - 226 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
May 2016
N
0 3 6 12 18 Km
Legend
No starts
3 - 216 starts
217 - 429 starts
430 - 642 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - May 2016
N
0 3 6 12 18 Km
Legend
No starts
2 - 534 starts
535 - 1067 starts
1068 - 1600 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - May 2016
Legend
No starts
2 - 388 starts
389 - 774 starts
775 - 1160 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - May 2016
Legend
No starts
3 - 922 starts
923 - 1841 starts
1842 - 2760 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2016		
Edmonton CMA[1]	April 2016	May 2016
Trend[2]	11,809	10,052
SAAR	13,563	9,773
	May 2015	May 2016
Actual		
May - Single-Detached	539	328
May - Multiples	674	487
May - Total	1,213	815
January to May - Single-Detached	2,467	1,544
January to May - Multiples	5,537	2,517
January to May - Total	8,004	4,061

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	328	144	50	0	77	146	15	55	815
May 2015	539	238	58	0	124	125	0	129	1,213
% Change	-39.1	-39.5	-13.8	n/a	-37.9	16.8	n/a	-57.4	-32.8
Year-to-date 2016	1,542	688	176	2	313	876	95	369	4,061
Year-to-date 2015	2,459	972	331	8	643	2,251	11	1,329	8,004
% Change	-37.3	-29.2	-46.8	-75.0	-51.3	-61.1	**	-72.2	-49.3
UNDER CONSTRUCTION									
May 2016	2,559	1,108	356	4	787	4,743	454	2,546	12,557
May 2015	4,358	1,718	529	9	1,089	5,631	98	3,218	16,650
% Change	-41.3	-35.5	-32.7	-55.6	-27.7	-15.8	**	-20.9	-24.6
COMPLETIONS									
May 2016	482	204	52	2	136	60	62	147	1,145
May 2015	595	202	4	3	31	221	0	238	1,294
% Change	-19.0	1.0	**	-33.3	**	-72.9	n/a	-38.2	-11.5
Year-to-date 2016	2,316	992	172	3	369	722	106	1,719	6,399
Year-to-date 2015	2,783	910	155	8	458	540	44	1,117	6,015
% Change	-16.8	9.0	11.0	-62.5	-19.4	33.7	140.9	53.9	6.4
COMPLETED & NOT ABSORBED									
May 2016	879	464	68	2	144	344	n/a	n/a	1,901
May 2015	607	234	22	1	72	201	n/a	n/a	1,137
% Change	44.8	98.3	**	100.0	100.0	71.1	n/a	n/a	67.2
ABSORBED									
May 2016	449	235	45	0	74	60	n/a	n/a	863
May 2015	589	183	4	2	39	167	n/a	n/a	984
% Change	-23.8	28.4	**	-100.0	89.7	-64.1	n/a	n/a	-12.3
Year-to-date 2016	2,207	923	152	1	266	687	n/a	n/a	4,236
Year-to-date 2015	2,697	904	82	8	450	495	n/a	n/a	4,636
% Change	-18.2	2.1	85.4	-87.5	-40.9	38.8	n/a	n/a	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2016	226	102	42	0	74	143	0	55	642
May 2015	385	176	58	0	110	113	0	129	971
Beaumont Town									
May 2016	9	4	0	0	0	0	0	0	13
May 2015	10	10	0	0	0	0	0	0	20
Devon Town									
May 2016	1	2	0	0	0	0	0	0	3
May 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2016	10	14	4	0	0	0	0	0	28
May 2015	12	12	0	0	4	0	0	0	28
Leduc City									
May 2016	9	8	4	0	3	0	0	0	24
May 2015	15	4	0	0	0	0	0	0	19
Leduc County									
May 2016	9	0	0	0	0	0	0	0	9
May 2015	13	0	0	0	0	0	0	0	13
Morinville Town									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	10	10	0	0	4	0	0	0	24
Parkland County									
May 2016	11	0	0	0	0	0	0	0	11
May 2015	15	0	0	0	0	0	0	0	15
Spruce Grove City									
May 2016	17	0	0	0	0	0	0	0	17
May 2015	17	14	0	0	0	0	0	0	31
St. Albert City									
May 2016	6	4	0	0	0	0	15	0	25
May 2015	11	10	0	0	0	0	0	0	21
Stony Plain Town									
May 2016	8	2	0	0	0	3	0	0	13
May 2015	9	0	0	0	0	12	0	0	21
Strathcona County									
May 2016	12	6	0	0	0	0	0	0	18
May 2015	27	2	0	0	6	0	0	0	35
Sturgeon County									
May 2016	8	0	0	0	0	0	0	0	8
May 2015	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
May 2016	2	2	0	0	0	0	0	0	4
May 2015	4	0	0	0	0	0	0	0	4
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2016	328	144	50	0	77	146	15	55	815
May 2015	539	238	58	0	124	125	0	129	1,213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2016	1,738	826	252	4	688	3,925	202	1,914	9,549
May 2015	2,918	1,240	476	7	895	5,026	3	2,585	13,150
Beaumont Town									
May 2016	112	26	10	0	0	8	65	63	284
May 2015	91	28	10	0	0	0	0	0	129
Devon Town									
May 2016	2	2	0	0	0	0	0	0	4
May 2015	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
May 2016	43	54	8	0	13	0	59	48	225
May 2015	135	110	4	0	13	0	54	48	364
Leduc City									
May 2016	97	34	12	0	23	0	4	90	260
May 2015	181	82	28	0	21	160	37	104	613
Leduc County									
May 2016	80	4	3	0	0	0	0	0	87
May 2015	122	0	0	0	0	0	0	0	122
Morinville Town									
May 2016	15	0	0	0	0	3	0	36	54
May 2015	62	10	3	0	8	0	0	36	119
Parkland County									
May 2016	90	0	0	0	0	0	0	0	90
May 2015	122	4	0	0	0	0	0	0	126
Spruce Grove City									
May 2016	78	74	60	0	31	96	38	0	377
May 2015	200	142	4	0	46	68	0	104	564
St. Albert City									
May 2016	91	54	0	0	20	517	11	0	693
May 2015	118	32	0	0	42	137	0	188	517
Stony Plain Town									
May 2016	29	16	3	0	8	138	71	66	331
May 2015	73	24	0	0	20	12	0	0	129
Strathcona County									
May 2016	105	14	4	0	4	56	0	325	508
May 2015	184	44	0	2	44	228	0	149	651
Sturgeon County									
May 2016	57	0	0	0	0	0	0	0	57
May 2015	97	0	0	0	0	0	0	0	97
Remainder of the CMA									
May 2016	22	4	4	0	0	0	4	4	38
May 2015	49	2	4	0	0	0	4	4	63
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2016	2,559	1,108	356	4	787	4,743	454	2,546	12,557
May 2015	4,358	1,718	529	9	1,089	5,631	98	3,218	16,650

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2016	314	170	34	2	121	60	27	73	801
May 2015	436	150	4	2	23	221	0	190	1,026
Beaumont Town									
May 2016	26	0	3	0	0	0	0	0	29
May 2015	20	2	0	0	0	0	0	0	22
Devon Town									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2016	11	14	3	0	0	0	7	0	35
May 2015	16	16	0	1	0	0	0	0	33
Leduc City									
May 2016	32	4	0	0	3	0	0	0	39
May 2015	16	8	0	0	0	0	0	0	24
Leduc County									
May 2016	6	0	0	0	0	0	0	0	6
May 2015	31	0	0	0	0	0	0	0	31
Morinville Town									
May 2016	6	0	0	0	0	0	0	0	6
May 2015	3	0	0	0	0	0	0	0	3
Parkland County									
May 2016	12	0	0	0	0	0	0	0	12
May 2015	7	0	0	0	0	0	0	0	7
Spruce Grove City									
May 2016	14	14	8	0	0	0	0	28	64
May 2015	15	16	0	0	0	0	0	0	31
St. Albert City									
May 2016	19	0	0	0	0	0	28	0	47
May 2015	9	2	0	0	0	0	0	0	11
Stony Plain Town									
May 2016	4	0	0	0	8	0	0	0	12
May 2015	2	0	0	0	0	0	0	0	2
Strathcona County									
May 2016	26	2	0	0	4	0	0	46	78
May 2015	28	8	0	0	8	0	0	48	92
Sturgeon County									
May 2016	6	0	0	0	0	0	0	0	6
May 2015	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
May 2016	4	0	4	0	0	0	0	0	8
May 2015	4	0	0	0	0	0	0	0	4
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2016	482	204	52	2	136	60	62	147	1,145
May 2015	595	202	4	3	31	221	0	238	1,294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2016	527	274	38	2	5	284	n/a	n/a	1,210
May 2015	308	117	8	0	35	169	n/a	n/a	637
Beaumont Town									
May 2016	27	10	7	0	0	0	n/a	n/a	44
May 2015	30	0	0	0	0	0	n/a	n/a	30
Devon Town									
May 2016	2	0	0	0	0	0	n/a	n/a	2
May 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
May 2016	61	43	4	0	4	0	n/a	n/a	112
May 2015	54	15	0	1	2	0	n/a	n/a	72
Leduc City									
May 2016	70	19	11	0	3	0	n/a	n/a	103
May 2015	55	14	0	0	1	0	n/a	n/a	70
Leduc County									
May 2016	10	0	0	0	0	0	n/a	n/a	10
May 2015	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
May 2016	17	10	0	0	0	0	n/a	n/a	27
May 2015	5	0	0	0	0	0	n/a	n/a	5
Parkland County									
May 2016	6	0	0	0	0	0	n/a	n/a	6
May 2015	6	2	0	0	0	0	n/a	n/a	8
Spruce Grove City									
May 2016	54	66	5	0	6	27	n/a	n/a	158
May 2015	45	42	8	0	11	32	n/a	n/a	138
St. Albert City									
May 2016	39	14	0	0	5	0	n/a	n/a	58
May 2015	36	7	0	0	1	0	n/a	n/a	44
Stony Plain Town									
May 2016	24	18	2	0	12	0	n/a	n/a	56
May 2015	25	26	6	0	5	0	n/a	n/a	62
Strathcona County									
May 2016	32	10	0	0	25	33	n/a	n/a	100
May 2015	36	11	0	0	17	0	n/a	n/a	64
Sturgeon County									
May 2016	3	0	0	0	0	0	n/a	n/a	3
May 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
May 2016	7	0	1	0	4	0	n/a	n/a	12
May 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2016	879	464	68	2	144	344	n/a	n/a	1,901
May 2015	607	234	22	1	72	201	n/a	n/a	1,137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2016	298	183	26	0	65	55	n/a	n/a	627
May 2015	413	135	4	2	29	165	n/a	n/a	748
Beaumont Town									
May 2016	26	0	4	0	0	0	n/a	n/a	30
May 2015	14	2	0	0	0	0	n/a	n/a	16
Devon Town									
May 2016	0	2	0	0	0	0	n/a	n/a	2
May 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
May 2016	14	14	2	0	1	0	n/a	n/a	31
May 2015	18	13	0	0	0	0	n/a	n/a	31
Leduc City									
May 2016	20	8	3	0	2	0	n/a	n/a	33
May 2015	20	7	0	0	0	0	n/a	n/a	27
Leduc County									
May 2016	8	0	0	0	0	0	n/a	n/a	8
May 2015	35	0	0	0	0	0	n/a	n/a	35
Morinville Town									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	1	0	0	0	0	0	n/a	n/a	1
Parkland County									
May 2016	12	0	0	0	0	0	n/a	n/a	12
May 2015	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
May 2016	12	14	3	0	0	0	n/a	n/a	29
May 2015	21	17	0	0	0	2	n/a	n/a	40
St. Albert City									
May 2016	15	2	0	0	0	0	n/a	n/a	17
May 2015	15	0	0	0	0	0	n/a	n/a	15
Stony Plain Town									
May 2016	5	7	4	0	4	0	n/a	n/a	20
May 2015	2	5	0	0	1	0	n/a	n/a	8
Strathcona County									
May 2016	24	5	0	0	2	5	n/a	n/a	36
May 2015	27	4	0	0	9	0	n/a	n/a	40
Sturgeon County									
May 2016	6	0	0	0	0	0	n/a	n/a	6
May 2015	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
May 2016	5	0	3	0	0	0	n/a	n/a	8
May 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2016	449	235	45	0	74	60	n/a	n/a	863
May 2015	589	183	4	2	39	167	n/a	n/a	984

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Edmonton City	226	385	112	196	106	148	198	242	642	971	-33.9
Beaumont Town	9	10	4	10	0	0	0	0	13	20	-35.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	1	0	2	0	0	0	0	0	3	0	n/a
Fort Saskatchewan City	10	12	14	16	4	0	0	0	28	28	0.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	15	8	4	7	0	0	0	24	19	26.3
Leduc County	9	13	0	0	0	0	0	0	9	13	-30.8
Morinville Town	0	10	0	10	0	4	0	0	0	24	-100.0
Parkland County	11	15	0	0	0	0	0	0	11	15	-26.7
Spruce Grove City	17	17	0	14	0	0	0	0	17	31	-45.2
St. Albert City	6	11	4	10	15	0	0	0	25	21	19.0
Stony Plain Town	8	9	2	0	0	0	3	12	13	21	-38.1
Strathcona County	12	27	6	8	0	0	0	0	18	35	-48.6
Sturgeon County	8	11	0	0	0	0	0	0	8	11	-27.3
Remainder of the CMA	2	2	2	0	0	0	0	0	4	2	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	328	539	154	268	132	152	201	254	815	1,213	-32.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,160	1,745	514	766	462	821	624	3,287	2,760	6,619	-58.3
Beaumont Town	53	47	14	12	4	6	0	0	71	65	9.2
Calmar Town	3	5	0	0	0	4	0	0	3	9	-66.7
Devon Town	2	3	2	0	0	0	0	0	4	3	33.3
Fort Saskatchewan City	28	79	34	86	8	12	48	48	118	225	-47.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	40	77	28	30	11	8	0	14	79	129	-38.8
Leduc County	27	51	4	0	3	0	0	0	34	51	-33.3
Morinville Town	8	25	0	10	0	4	0	0	8	39	-79.5
Parkland County	27	51	0	0	0	0	0	0	27	51	-47.1
Spruce Grove City	51	127	40	78	40	14	0	0	131	219	-40.2
St. Albert City	45	67	52	20	19	0	398	16	514	103	**
Stony Plain Town	20	38	10	14	3	4	3	12	36	68	-47.1
Strathcona County	46	101	18	68	0	0	172	199	236	368	-35.9
Sturgeon County	30	41	0	0	0	0	0	0	30	41	-26.8
Remainder of the CMA	4	10	2	0	4	0	0	4	10	14	-28.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,544	2,467	718	1,084	554	873	1,245	3,580	4,061	8,004	-49.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Edmonton City	106	148	0	0	143	113	55	129
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	15	0	0	0	0	0
Stony Plain Town	0	0	0	0	3	12	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	117	152	15	0	146	125	55	129

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	382	821	80	0	475	2,053	149	1,234
Beaumont Town	4	6	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	5	0	7	0	0	48	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	8	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	40	14	0	0	0	0	0	0
St. Albert City	4	0	15	0	398	16	0	0
Stony Plain Town	3	4	0	0	3	12	0	0
Strathcona County	0	0	0	0	0	170	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	459	862	95	11	876	2,251	369	1,329

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Edmonton City	370	619	217	223	55	129	642	971
Beaumont Town	13	20	0	0	0	0	13	20
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	3	0	0	0	0	0	3	0
Fort Saskatchewan City	28	24	0	4	0	0	28	28
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	19	3	0	0	0	24	19
Leduc County	9	13	0	0	0	0	9	13
Morinville Town	0	20	0	4	0	0	0	24
Parkland County	11	15	0	0	0	0	11	15
Spruce Grove City	17	31	0	0	0	0	17	31
St. Albert City	10	21	0	0	15	0	25	21
Stony Plain Town	10	9	3	12	0	0	13	21
Strathcona County	18	29	0	6	0	0	18	35
Sturgeon County	8	11	0	0	0	0	8	11
Remainder of the CMA	4	2	0	0	0	0	4	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	522	835	223	249	70	129	815	1,213

Table 2.5: Starts by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,764	2,733	767	2,652	229	1,234	2,760	6,619
Beaumont Town	71	65	0	0	0	0	71	65
Calmar Town	3	5	0	0	0	4	3	9
Devon Town	4	3	0	0	0	0	4	3
Fort Saskatchewan City	70	161	0	9	48	55	118	225
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	76	115	3	0	0	14	79	129
Leduc County	34	51	0	0	0	0	34	51
Morinville Town	8	35	0	4	0	0	8	39
Parkland County	27	51	0	0	0	0	27	51
Spruce Grove City	127	209	4	10	0	0	131	219
St. Albert City	89	87	410	16	15	0	514	103
Stony Plain Town	33	52	3	16	0	0	36	68
Strathcona County	60	144	4	195	172	29	236	368
Sturgeon County	30	41	0	0	0	0	30	41
Remainder of the CMA	10	10	0	0	0	4	10	14
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,406	3,762	1,191	2,902	464	1,340	4,061	8,004

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Edmonton City	316	438	190	152	162	25	133	411	801	1,026	-21.9
Beaumont Town	26	20	0	2	3	0	0	0	29	22	31.8
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	11	17	14	16	10	0	0	0	35	33	6.1
Gibbons Town	0	2	0	0	0	0	0	0	0	2	-100.0
Leduc City	32	16	4	8	3	0	0	0	39	24	62.5
Leduc County	6	31	0	0	0	0	0	0	6	31	-80.6
Morinville Town	6	3	0	0	0	0	0	0	6	3	100.0
Parkland County	12	7	0	0	0	0	0	0	12	7	71.4
Spruce Grove City	14	15	14	16	8	0	28	0	64	31	106.5
St. Albert City	19	9	0	2	28	0	0	0	47	11	**
Stony Plain Town	4	2	0	0	8	0	0	0	12	2	**
Strathcona County	26	28	2	16	4	0	46	48	78	92	-15.2
Sturgeon County	6	8	0	0	0	0	0	0	6	8	-25.0
Remainder of the CMA	3	2	0	0	4	0	0	0	7	2	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	484	598	224	212	230	25	207	459	1,145	1,294	-11.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,614	1,946	788	700	436	470	1,972	1,354	4,810	4,470	7.6
Beaumont Town	73	72	24	8	3	0	0	0	100	80	25.0
Calmar Town	8	12	0	0	0	0	0	0	8	12	-33.3
Devon Town	3	3	2	0	0	0	0	0	5	3	66.7
Fort Saskatchewan City	47	92	46	42	29	0	48	0	170	134	26.9
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	107	128	26	48	31	52	160	0	324	228	42.1
Leduc County	49	55	0	0	0	0	0	0	49	55	-10.9
Morinville Town	25	24	16	2	0	0	0	0	41	26	57.7
Parkland County	47	53	0	2	0	0	0	0	47	55	-14.5
Spruce Grove City	82	142	84	94	12	34	44	143	222	413	-46.2
St. Albert City	63	84	22	20	44	0	110	72	239	176	35.8
Stony Plain Town	23	29	16	30	12	3	0	0	51	62	-17.7
Strathcona County	114	101	36	40	4	20	107	88	261	249	4.8
Sturgeon County	50	42	0	0	0	0	0	0	50	42	19.0
Remainder of the CMA	13	7	0	0	8	0	0	0	21	7	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,319	2,793	1,060	986	579	579	2,441	1,657	6,399	6,015	6.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Edmonton City	135	25	27	0	60	221	73	190
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	3	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	28	0
St. Albert City	0	0	28	0	0	0	0	0
Stony Plain Town	8	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	46	48
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	168	25	62	0	60	221	147	238

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	387	463	49	7	722	540	1,250	814
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	15	0	14	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	17	0	35	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	34	4	0	0	0	44	143
St. Albert City	5	0	39	0	0	0	110	72
Stony Plain Town	12	3	0	0	0	0	0	0
Strathcona County	4	20	0	0	0	0	107	88
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	473	537	106	42	722	540	1,719	1,117

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Edmonton City	518	590	183	246	100	190	801	1,026
Beaumont Town	29	22	0	0	0	0	29	22
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	28	32	0	1	7	0	35	33
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	36	24	3	0	0	0	39	24
Leduc County	6	31	0	0	0	0	6	31
Morinville Town	6	3	0	0	0	0	6	3
Parkland County	12	7	0	0	0	0	12	7
Spruce Grove City	36	31	0	0	28	0	64	31
St. Albert City	19	11	0	0	28	0	47	11
Stony Plain Town	4	2	8	0	0	0	12	2
Strathcona County	28	36	4	8	46	48	78	92
Sturgeon County	6	8	0	0	0	0	6	8
Remainder of the CMA	7	2	0	0	0	0	7	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	738	801	198	255	209	238	1,145	1,294

Table 3.5: Completions by Submarket and by Intended Market January - May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	2,472	2,721	1,039	926	1,299	823	4,810	4,470
Beaumont Town	100	80	0	0	0	0	100	80
Calmar Town	8	12	0	0	0	0	8	12
Devon Town	5	3	0	0	0	0	5	3
Fort Saskatchewan City	99	127	9	7	62	0	170	134
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	158	188	6	5	160	35	324	228
Leduc County	49	55	0	0	0	0	49	55
Morinville Town	41	26	0	0	0	0	41	26
Parkland County	47	55	0	0	0	0	47	55
Spruce Grove City	174	255	0	15	48	143	222	413
St. Albert City	85	90	5	14	149	72	239	176
Stony Plain Town	39	59	12	3	0	0	51	62
Strathcona County	135	125	19	36	107	88	261	249
Sturgeon County	50	42	0	0	0	0	50	42
Remainder of the CMA	17	7	4	0	0	0	21	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,480	3,848	1,094	1,006	1,825	1,161	6,399	6,015

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2016	26	8.8	76	25.9	116	39.5	38	12.9	38	12.9	294	535,000	615,321
May 2015	40	9.7	77	18.7	120	29.1	65	15.8	110	26.7	412	560,000	673,517
Year-to-date 2016	185	12.1	410	26.9	490	32.2	203	13.3	235	15.4	1,523	535,000	590,195
Year-to-date 2015	188	10.0	448	23.8	574	30.5	277	14.7	397	21.1	1,884	550,000	638,870
Beaumont Town													
May 2016	9	34.6	12	46.2	5	19.2	0	0.0	0	0.0	26	420,000	433,448
May 2015	4	28.6	4	28.6	2	14.3	4	28.6	0	0.0	14	485,000	507,744
Year-to-date 2016	20	31.3	25	39.1	15	23.4	4	6.3	0	0.0	64	432,500	447,722
Year-to-date 2015	11	18.6	21	35.6	14	23.7	12	20.3	1	1.7	59	500,000	504,656
Calmar Town													
May 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	0	399,783
Devon Town													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
May 2016	3	21.4	5	35.7	5	35.7	0	0.0	1	7.1	14	490,000	500,064
May 2015	3	16.7	7	38.9	4	22.2	2	11.1	2	11.1	18	480,000	518,667
Year-to-date 2016	11	20.4	24	44.4	15	27.8	2	3.7	2	3.7	54	470,000	478,881
Year-to-date 2015	16	18.8	36	42.4	19	22.4	9	10.6	5	5.9	85	480,000	502,424
Gibbons Town													
May 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	^	0
May 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	0	0
Leduc City													
May 2016	8	40.0	8	40.0	2	10.0	1	5.0	1	5.0	20	407,500	454,571
May 2015	5	25.0	3	15.0	9	45.0	2	10.0	1	5.0	20	515,000	495,833
Year-to-date 2016	24	27.3	39	44.3	16	18.2	5	5.7	4	4.5	88	450,000	473,437
Year-to-date 2015	38	32.8	45	38.8	26	22.4	5	4.3	2	1.7	116	430,000	452,601
Leduc County													
May 2016	1	12.5	3	37.5	1	12.5	1	12.5	2	25.0	8	0	647,558
May 2015	7	20.0	6	17.1	9	25.7	3	8.6	10	28.6	35	560,000	561,455
Year-to-date 2016	6	14.3	10	23.8	8	19.0	7	16.7	11	26.2	42	600,000	597,898
Year-to-date 2015	11	19.3	13	22.8	10	17.5	6	10.5	17	29.8	57	560,000	583,511
Morinville Town													
May 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	365,000
May 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	12	75.0	4	25.0	0	0.0	0	0.0	0	0.0	16	0	375,445
Year-to-date 2015	13	65.0	5	25.0	1	5.0	1	5.0	0	0.0	20	0	404,635

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	0	0
May 2015	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	0	1,063,243
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Year-to-date 2015	1	4.5	2	9.1	0	0.0	4	18.2	15	68.2	22	800,000	932,777
Spruce Grove City													
May 2016	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	12	507,500	506,016
May 2015	3	14.3	5	23.8	7	33.3	5	23.8	1	4.8	21	550,000	531,652
Year-to-date 2016	15	17.6	36	42.4	20	23.5	8	9.4	6	7.1	85	480,000	498,304
Year-to-date 2015	33	22.9	47	32.6	41	28.5	17	11.8	6	4.2	144	490,000	494,994
St. Albert City													
May 2016	0	0.0	1	6.7	5	33.3	6	40.0	3	20.0	15	650,000	661,125
May 2015	0	0.0	0	0.0	6	40.0	5	33.3	4	26.7	15	650,000	687,642
Year-to-date 2016	0	0.0	8	13.6	12	20.3	19	32.2	20	33.9	59	650,000	692,695
Year-to-date 2015	0	0.0	8	10.5	15	19.7	13	17.1	40	52.6	76	700,000	714,768
Stony Plain Town													
May 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	457,800
May 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2016	3	13.0	11	47.8	2	8.7	4	17.4	3	13.0	23	0	516,567
Year-to-date 2015	6	30.0	8	40.0	4	20.0	0	0.0	2	10.0	20	0	428,129
Strathcona County													
May 2016	0	0.0	10	45.5	4	18.2	3	13.6	5	22.7	22	505,000	612,177
May 2015	0	0.0	4	16.0	8	32.0	1	4.0	12	48.0	25	620,000	917,520
Year-to-date 2016	1	0.9	30	27.3	33	30.0	15	13.6	31	28.2	110	545,000	688,471
Year-to-date 2015	2	2.2	18	20.2	33	37.1	7	7.9	29	32.6	89	565,000	778,225
Sturgeon County													
May 2016	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	0	1,311,667
May 2015	1	12.5	1	12.5	3	37.5	2	25.0	1	12.5	8	0	573,750
Year-to-date 2016	11	23.4	5	10.6	5	10.6	6	12.8	20	42.6	47	620,000	731,383
Year-to-date 2015	3	8.1	9	24.3	10	27.0	4	10.8	11	29.7	37	590,000	652,314
Remainder of the CMA													
May 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
May 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2016	7	77.8	0	0.0	0	0.0	1	11.1	1	11.1	9	0	0
Year-to-date 2015	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	0	0
First Nations													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
May 2016	57	13.2	124	28.6	143	33.0	54	12.5	55	12.7	433	520,000	596,789
May 2015	65	11.2	111	19.1	168	29.0	89	15.3	147	25.3	580	560,000	657,640
Year-to-date 2016	308	14.4	603	28.2	617	28.8	275	12.8	339	15.8	2,142	525,000	582,021
Year-to-date 2015	336	12.8	664	25.2	750	28.5	356	13.5	526	20.0	2,632	540,000	618,184

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2016

Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	615,321	673,517	-8.6	590,195	638,870	-7.6
Beaumont Town	433,448	507,744	-14.6	447,722	504,656	-11.3
Calmar Town	-	-	n/a	-	399,783	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	500,064	518,667	-3.6	478,881	502,424	-4.7
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	454,571	495,833	-8.3	473,437	452,601	4.6
Leduc County	647,558	561,455	15.3	597,898	583,511	2.5
Morinville Town	365,000	-	n/a	375,445	404,635	-7.2
Parkland County	-	1,063,243	n/a	-	932,777	n/a
Spruce Grove City	506,016	531,652	-4.8	498,304	494,994	0.7
St. Albert City	661,125	687,642	-3.9	692,695	714,768	-3.1
Stony Plain Town	457,800	-	n/a	516,567	428,129	20.7
Strathcona County	612,177	917,520	-33.3	688,471	778,225	-11.5
Sturgeon County	1,311,667	573,750	128.6	731,383	652,314	12.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	596,789	657,640	-9.3	582,021	618,184	-5.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	763	-22.7	1,363	2,622	2,983	45.7	368,973	7.4	378,041
	February	1,044	-16.7	1,361	2,731	2,905	46.9	359,392	0.7	364,721
	March	1,641	-6.1	1,504	3,578	2,947	51.0	371,118	3.5	365,284
	April	1,820	-13.3	1,498	3,788	2,944	50.9	373,526	3.0	367,182
	May	1,999	-10.6	1,599	3,718	2,751	58.1	377,519	2.5	366,046
	June	2,244	2.6	1,600	3,679	2,722	58.8	375,622	2.2	366,415
	July	2,018	-3.0	1,641	3,555	2,971	55.2	369,273	2.7	367,067
	August	1,684	-3.0	1,622	3,259	3,174	51.1	366,286	1.1	365,482
	September	1,632	-8.2	1,555	3,111	3,106	50.1	363,847	-1.0	363,429
	October	1,349	-16.3	1,518	2,554	2,915	52.1	369,793	2.8	376,636
	November	1,224	-4.4	1,563	2,093	3,205	48.8	365,245	-3.3	370,920
	December	809	-6.0	1,404	1,419	3,484	40.3	359,333	1.0	368,706
2016	January	700	-8.3	1,312	2,667	3,153	41.6	339,397	-8.0	346,893
	February	934	-10.5	1,193	2,982	3,011	39.6	357,718	-0.5	364,797
	March	1,524	-7.1	1,361	3,515	2,879	47.3	374,696	1.0	367,373
	April	1,692	-7.0	1,474	3,760	2,971	49.6	370,789	-0.7	367,194
	May	1,998	-0.1	1,441	3,676	2,709	53.2	379,545	0.5	368,084
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	Q1 2016	3,158	-8.4		9,164			361,850	-1.4	
	YTD 2015	7,267	-12.7		16,437			371,572	3.2	
	YTD 2016	6,848	-5.8		16,600			369,221	-0.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64		135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64		135.4	781	7.0	75.1	1,130
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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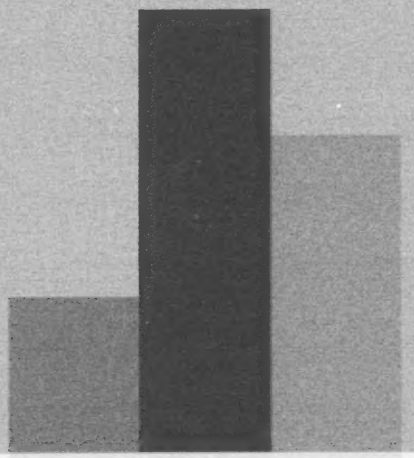

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